

**MINUTES  
PLANNING COMMISSION  
MEETING OF OCTOBER 9, 2025**

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425 N. El Dorado St. Stockton, CA

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**1. CALL TO ORDER/ROLL CALL - 5:31 PM**

Roll Call

Present:

Derek Graves

William Muetzenberg

Yolanda Amen

Jeff Sanguinetti

Pandora Crowder

Jazmine Hernandez

Absent:

Terry Hull.

Commissioner Hull's absence was excused.

**2. PLEDGE TO FLAG**

The pledge of allegiance was led by Commissioner Hernandez

**3. ADOPTION OF CONSENT CALENDAR**

None

**4. PUBLIC COMMENT**

Mary Elizabeth - Stockton dumping grounds, alcohol retailers, alcohol land use map

Commissioner Correspondence - Public Comment

**5. PUBLIC HEARINGS/ENVIRONMENTAL ASSESSMENTS**

**5.1 25-1101 ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, REZONE, AND A TENTATIVE MAP REQUEST FOR THE PROPOSED SOUTH STOCKTON COMMERCE CENTER INDUSTRIAL DEVELOPMENT AT MULTIPLE PARCELS ALONG SOUTH AIRPORT WAY (APNS 177-110-04; 177-100-003; 177-110-05; 201-020-01; and 177-050-09) (APPLICATION NO. P20-0024)**

Legislation Text

Attachment A - Location Map and Aerial Photo

Attachment B - General Plan Land Use Map

Attachment C - Zoning Map

Attachment D - SSCC RDEIR - Cover

Attachment E - Tentative Map

Attachment F - Public Comments

Proposed Resolution - Recommending Approval of the FEIR

Exhibit 1 - SSCC RFEIR

Exhibit 2 - SSCC FMMRP

Exhibit 3 - SSCC Findings and SOC

Proposed Resolution - General Plan Amendment

Exhibit 1 - GPA Exhibit and Legal Description

Proposed Resolution - Rezone

Exhibit 1 - Ordinance

Exhibit 1a - Rezone Exhibit and Legal Description

Proposed Resolution - Recommending Approval of the Tentative Map

Exhibit 1 - Tentative Map

The following persons spoke to the item: Anthony Carroll, Mary Elizabeth, Julie Dunning, Matthew Lester, Eric Parfrey, Pat Barrett

Commissioner Correspondence - Public Comment

Approve **Motion 2025-10-09-0501** continuing the item to the November 13, 2025 Planning Commission meeting.

**Moved by:** Jeff Sanguinetti, seconded by William Muetzenberg.

**Vote:** Motion carried 5-1

**Yes:** Derek Graves, William Muetzenberg, Jeff Sanguinetti, Pandora Crowder, and Jazmine Hernandez .

**No:** Yolanda Amen.

**Absent:** Terry Hull.

**6. NEW BUSINESS**

None

**7. UNFINISHED BUSINESS**

None

**8. REPORTS/COMMUNICATIONS/INFORMATIONAL ITEMS**

**9. COMMISSIONERS COMMENTS**

Commissioner Amen - communication notices

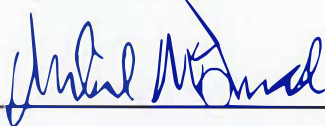
Chair Sanguinetti - communication notices, development code discussion

Commissioner Crowder - tobacco and liquor store presentations and licenses

Chair Sanguinetti - revisions to codes

Commissioner Crowder - Ask Stockton app appreciation and expansion

**10. ADJOURNMENT - 6:15 PM**



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Michael McDowell  
Assistant Director, Community Development  
Department